

Carolina Estates Replat A (REVISED)

City of El Paso — City Plan Commission — 6/14/2018

SUSU17-00040 — Resubdivision Combination



STAFF CONTACT: Vanessa Munoz, (915) 212-1644, munozvx@elpasotexas.gov

PROPERTY OWNER: Ramos and Robles, Inc., d/b/a Sunset Funeral Home

REPRESENTATIVE: H2O Terra

LOCATION: South of Carolina and West of Yarbrough, District 7

ACREAGE: 1.338

VESTED: No

PARK FEES REQUIRED: \$1,340.00

EXCEPTION/MODIFICATION REQUEST:

1. Yes, to waive the required street improvements to the applicant's proportionate share of Carolina Drive.
2. To waive the required 4 feet of ROW dedication.

RELATED APPLICATIONS: PZR15-00034

PZST17-00038

PUBLIC INPUT: N/A

STAFF RECOMMENDATION: **PENDING** Approval

SUMMARY OF REQUEST: The applicant proposes to resubdivide 1.338 acres of land for one commercial lot. Currently, there is a funeral home on the subject property and the applicant is proposing a crematorium, which has received special permit approval from City Council upon City Council approval of a special permit to allow for a crematorium. Access to the subdivision is from Carolina.

SUMMARY OF RECOMMENDATION: Planning staff's recommendation is **APPROVAL** of Carolina Estates Replat A on a resubdivision combination basis.

Planning staff's recommendation is **PENDING** of Carolina Estates Replat A on a resubdivision combination basis, subject to the following outstanding staff comments:

- City Council approval of a special permit to allow for a crematorium and a rezoning application to rezone to C-2.
- Clarification on whether the dedication of 4 feet of additional right-of-way along Carolina will be dedicated in order to comply with DSC requirements for a minor arterial. Currently, there is 35' feet of existing ROW along the applicant's proportionate share, however, Carolina is designated as a minor arterial requiring 78' of right-of-way. As a result, the applicant will need to dedicate 4 additional feet of right-of-way.
- Submittal of revised final plat.



DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

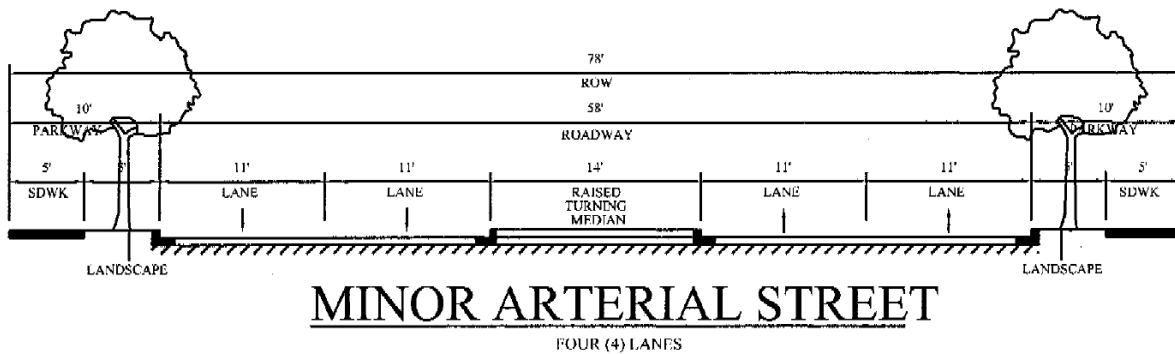
The applicant is requesting the following exceptions under 19.10.050-A.1.a. (Roadway participation policies):

1. To waive the required street improvements to the applicant's proportionate share of Carolina Drive.
2. To waive the required 4 feet of ROW dedication.

Carolina Drive

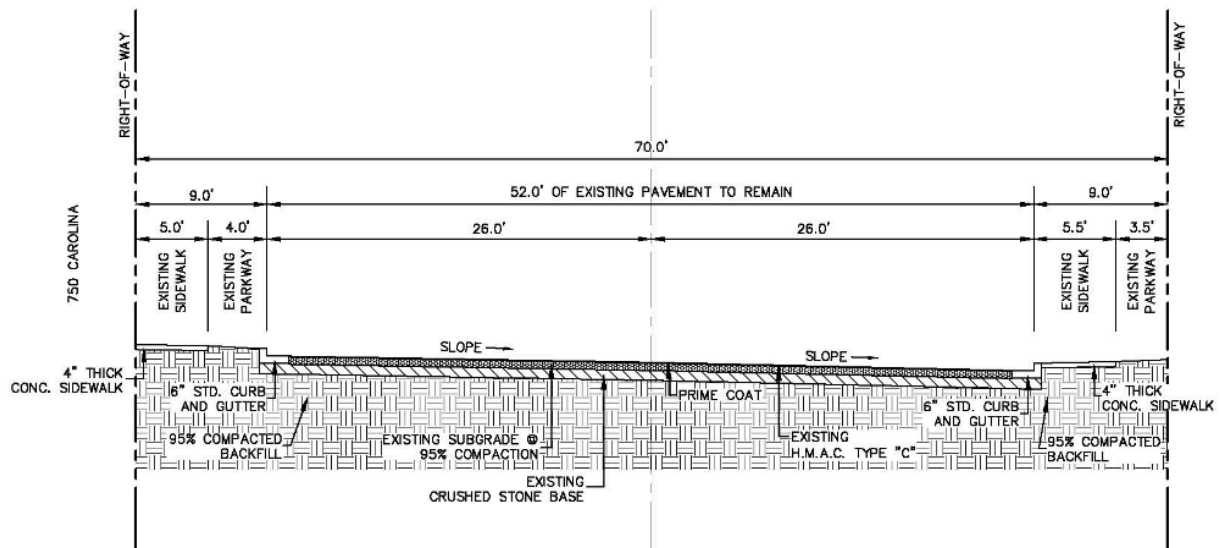
Required

The DSC requires a 10' parkway with a 5' landscape buffer, a 5' sidewalk and 22' of pavement as well as a 7' raised turning median.



Existing

The applicant proposes to preserve the existing configuration of Carolina Drive, which includes a 5' sidewalk, 4' parkway and 26' of pavement. As such, the applicant is requesting to waive 1' of parkway and 3' of roadway as required per the DSC. The linear street frontage the proposed subdivision will have along Carolina Drive is approximately 177 feet.



EXISTING CAROLINA DRIVE CROSS SECTION

SCALE 1" = 10'

Currently, the applicant has the proper configuration of the improvements. The roadway is consistent throughout Carolina within a quarter mile; however, the parkway varies throughout as certain parcels have the sidewalk and no parkway or vice versa.

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G3, Post-War

GOAL 2.1	
The City should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental change, reduces the need for excessive travel by private automobile, and can be served by public transportation.	
GOAL 2.2	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
POLICY	DOES IT COMPLY?
2.1.9: Development is strongly discouraged within critical arroyos.	Yes, the applicant is not developing within a critical arroyo.
2.2.4.b.: Commercial and office uses at intersections should have direct paths to greens and squares.	No, the proposed development does not have direct paths to greens and squares.
2.2.6.: The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.	No, the applicant current land use is for commercial purposes only.

NEIGHBORHOOD CHARACTER: Subject property is zoned ~~C-1~~ and C-2 (Commercial) and is currently occupied by a funeral home. Properties adjacent to the subject property are zoned C-1 (Commercial), R-3 (Residential), and R-F (Ranch Farm). Surrounding land uses are residential and commercial developments. The nearest school is Bel Air High School (0.92 miles). The nearest park is Officer David Ortiz (0.26 miles). This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

Planning staff's recommendation is **APPROVAL** of Carolina Estates Replat A on a resubdivision combination basis.

Planning staff's recommendation is **PENDING** of Carolina Estates Replat A on a resubdivision combination basis, subject to the following outstanding staff comments:

- ~~City Council approval of a special permit to allow for a crematorium and a rezoning application to rezone to C-2.~~
- ~~Clarification on whether the dedication of 4 feet of additional right-of-way along Carolina will be dedicated in order to comply with DSC requirements for a minor arterial. Currently, there is 35' feet of existing ROW along the applicant's proportionate share, however, Carolina is designated as a minor arterial requiring 78' of right-of-way. As a result, the applicant will need to dedicate 4 additional feet of right-of-way.~~
- ~~Submittal of revised final plat.~~

PLAT EXPIRATION:

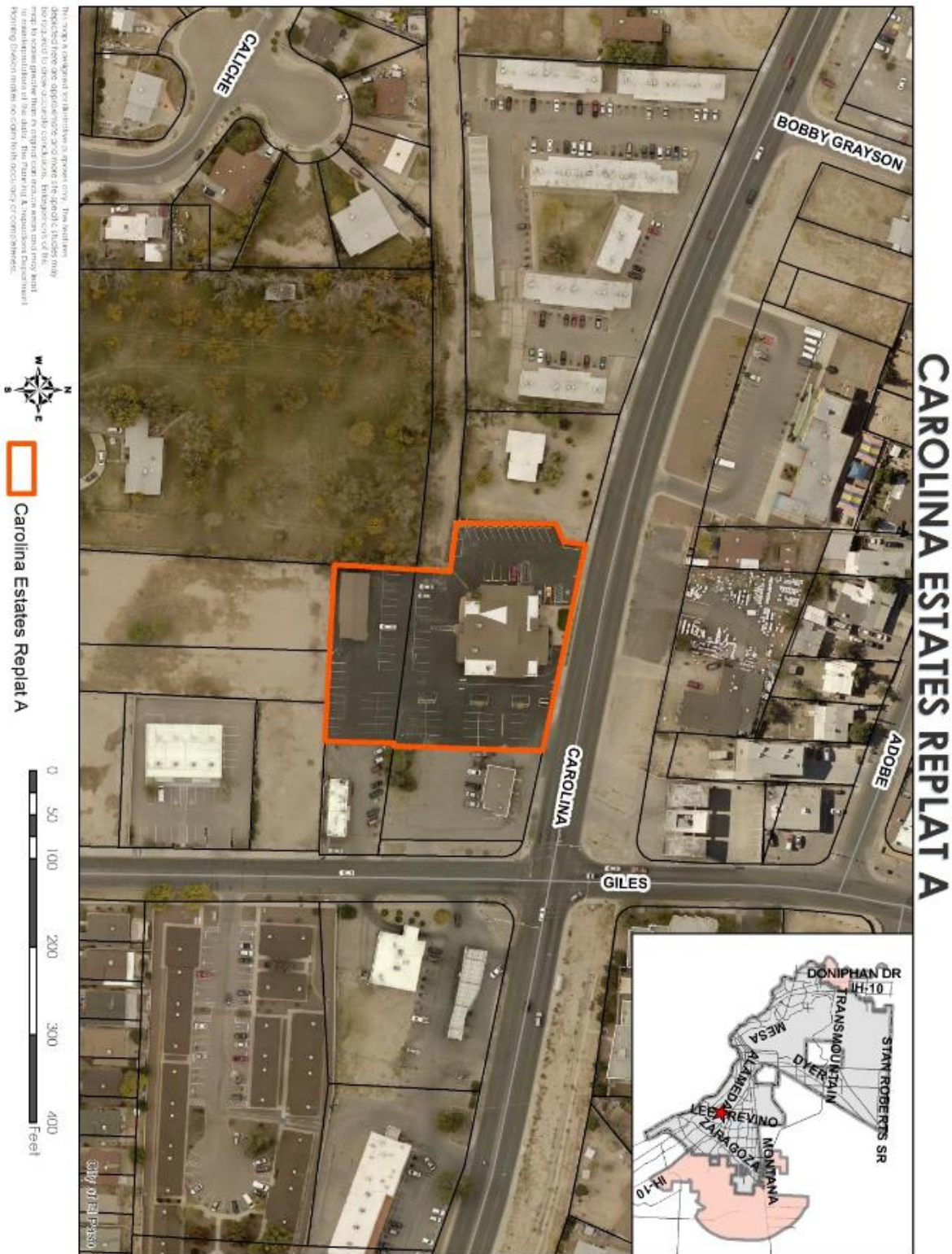
This application will expire on **June 14, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

~~This application will expire on **June 14, 2021**, pursuant to Section 19.03.060 (Expiration). If subdivision improvement plans and a final plat application have not been approved within the specified date, the preliminary plat application, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the preliminary plat shall be null and void.~~

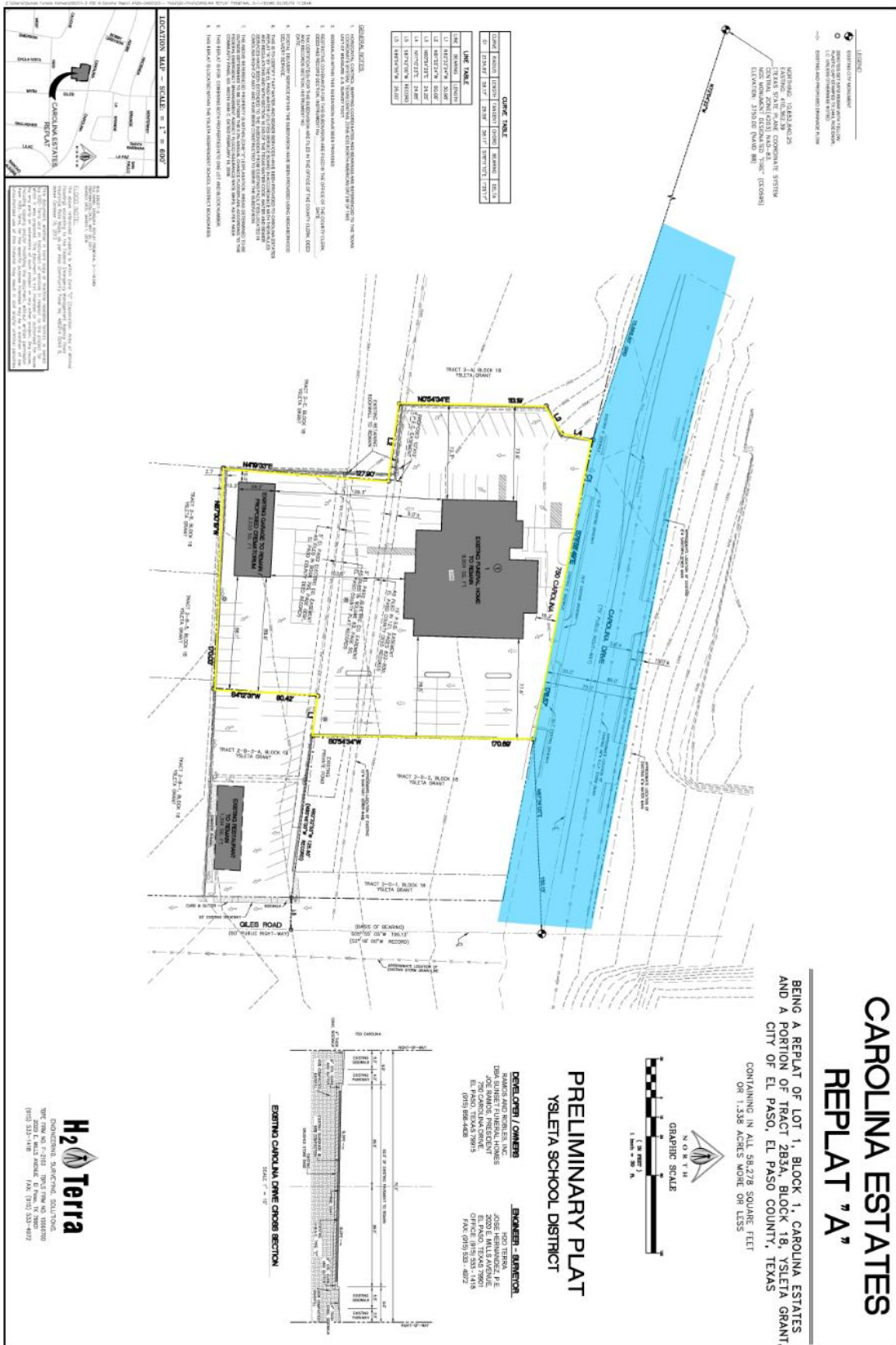
ATTACHMENTS:

1. Location Map
2. Preliminary plat
3. Final Plat
4. Exception Request
5. Application
6. Department Comments

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 4



CIVIL ENGINEERING
PLANNING
LAND DEVELOPMENT
SURVEYING
WATER
WASTEWATER

2020 E. Mills Ave. | El Paso, TX 79901 | P (915) 533-1418 | F (915) 533-4972 | H2O-Terra.com

June 12, 2018

City of El Paso, Planning and Inspections
Vanessa Muñoz, Planner
City 3
801 Texas Avenue
El Paso, Texas 79901

Re: CAROLINA ESTATES REPLAT "A" (RIGHT-OF-WAY IMPROVEMENT WAIVER)

Dear Ms. Muñoz,

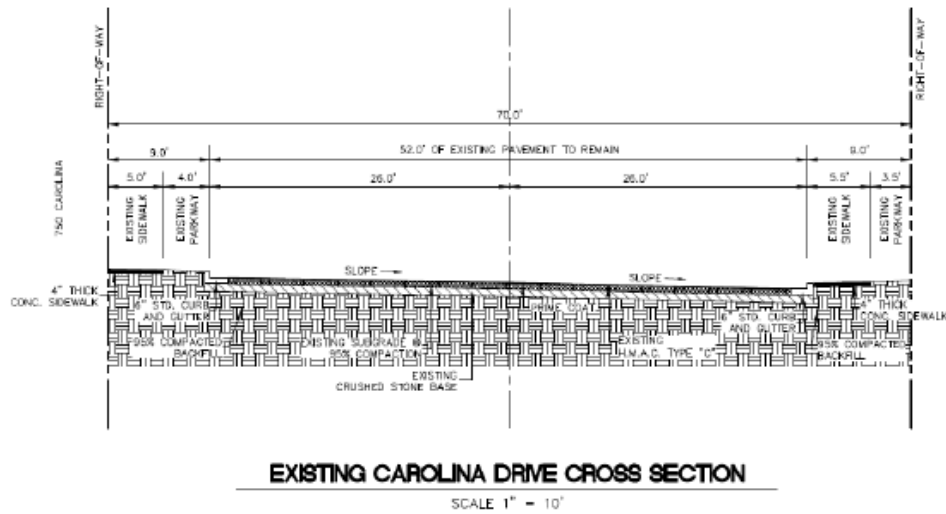
We are respectfully requesting for a Right-of-way Improvement Waiver as per Section 19.10.050A.1.a. and ask to waive the additional 4 feet of dedication to the city

Carolina Drive has an existing right-of-way width of 70 feet. The street section at the front of this parcel has a 70-foot-wide right-of-way, with an existing pavement width of 52.0 feet at the cross section taken, a 5.0-foot sidewalk adjacent to the right-of-way line and a 4-foot parkway adjacent to the curb on our side of the street and a 3.5 foot parkway adjacent to the right-of-way line and a 5.5 foot sidewalk adjacent to the curb on the opposite side of the street. Please see attached cross section. This street section exists for several hundred feet.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely,

Jose Hernandez, P.E.,
H2O Terra
JHernandez@H2O-Terra.com



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 06-12-2018

FILE NO. _____

SUBDIVISION NAME: CAROLINA ESTATES REPLAT "A"

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
BEING A REPLAT OF LOT 1, BLOCK 1, CAROLINA ESTATES AND ALL OF TRACT 2B3A, BLOCK 18,
YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	<u>1.338</u>	<u>1</u>	Total No. Sites	<u>1</u>	_____
Industrial	_____	_____	Total (Gross) Acreage	<u>1.338</u>	_____

3. What is existing zoning of the above described property? C-2 Proposed zoning? C-2
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Surface to existing drainage pond
7. Are special public improvements proposed in connection with development? Yes _____ No _____
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
If answer is "Yes", please explain the nature of the modification or exception Scale of 1" = 30' on plat for ease of presentation & waiver for 4' of dedication for additional ROW and Improvements
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X
- If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record RAMOS AND ROBLES, INC., DBA SUNSET FUNERAL HOMES, JOE RAMOS, PRESIDENT
750 CAROLINA DRIVE, EL PASO, TEXAS 79915, (915) 858-4408
(Name & Address) (Zip) (Phone)

13. Developer SAME AS ABOVE
(Name & Address) (Zip) (Phone)

14. Engineer H2O TERRA, JOSE HERNANDEZ, P.E., 2020 E. MILLS AVENUE, EL PASO, TEXAS 79901,
OFFICE: (915) 533 - 1418, FAX: (915) 533 - 4972
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE: 

REPRESENTATIVE: 

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 6

PLANNING AND INSPECTION DEPARTMENT – PLANNING:

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

- 1. Secure stormwater drainage right agreements with abutting properties for runoff draining from this subdivision through abutting lots.
- 2. Remove flood note located to the right of the location map because it is wrong and already within the general notes.

~~We have reviewed subject plats and recommend Approval.~~

~~The Developer/Engineer shall address the following comments.~~

- ~~1. Show existing and proposed drainage flow patterns on the preliminary plat. Identify the discharge location for all storm water runoff.~~
- ~~2. Need to show the storm sewer lines along Carolina Dr. in front of the property.~~
- ~~3. Dimensions driveway widths.~~
- ~~4. Add FEMA flood zone information to general notes on both preliminary and final plats.~~

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:

We have reviewed **Carolina Estates Replat "A"**, a resubdivision combination plat map and on behalf of CID Parks & Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "**C-1 & C-2**" meeting the requirements for Non-residential uses (General commercial) as well as for Multi-family dwellings use (Apartments) restricted to a maximum of 29 dwelling units per acre however, applicant has submitted copy of preliminary covenants restricting the use to Non-residential (General commercial) therefore, "Park fees" will be assessed as follows:

- 1. **If** applicant provides copy of final signed/recorded covenants restricting the use to Non-residential (General commercial) and **if** gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of **\$1,340.00** based on Non-residential subdivision requirements calculated as follows:

Non-residential acreage **1.338** (rounded to 2 decimals) @ \$1,000.00/acre = **\$1,340.00**

Please allocate generated funds under Park Zone: **MV-1**

Nearest Park: **Carolina Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

EL PASO WATER:

EPWater-PSB does not object to this request.

Water:

There is an existing 6-inch diameter water main that extends along the north side of Carolina Dr., approximately 15-feet north of and parallel to the northern curb and gutter line of Carolina Dr. This water main is available for service.

EPWater records indicate there is an active 1-inch water meter serving the subject property. The service address for this meter is 740 N. Carolina Dr.

Previous water pressure from fire hydrant #3117 located at the northwest corner of Giles Rd. and Carolina Dr. has yield a static pressure of 90 psi, a residual pressure of 78 psi, and a discharge flow of 750 gallons per minute.

The owner should, for his own protection and at his own expense, install a pressure regulator, strainer and relief valve at the discharge side of each water meter to be set at a pressure desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along the north side of Carolina Dr., approximately 5-feet north of and parallel to the northern curb and gutter line of Carolina Dr. This sanitary sewer main is available for service.

There is an existing 12-inch diameter sanitary sewer main that extends along the 10-foot PSB Easement, North of Bowman Lateral. This sanitary sewer main is available for service.

General:

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWU-PSB easement without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

EPWater requires a new service application for additional services to the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso Electric:

Easement shown is sufficient.

El Paso County Water Improvement District:

The water rights were leased to the El Paso Public Service Board (PSB) in 1968 (Lot 1) and 1971 (Tract 2B3A); the 1968 lease expires Nov. 18, 2018 and the 1971 lease expires on September 9, 2021. Property owner may enter into another lease with PSB although the lease will be for seventy-five years. Owner may contact Ms. Susana Bustillo with PSB at 915-594-5663 for details.

As for the irrigation easements, both parcels are owned by Ramos & Robles, Inc. dba Sunset Funeral Homes and occupied by an establish funeral home. The use of the parcels will not change therefore the irrigation easements will not be essential pending the water rights are leased to PSB.

No comments received.